

RE: PETITIONS FOR SPECIAL EXCEPTION AND ZONING VARIANCE - NW/8 of Harford Road, 70' NE of the c/l of Grendon Avenue (9004 Harford Road) 9th Election District 6th Councilmanic District  
cc: DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY  
Case No. 92-354-XA  
Fraternal Order of Police, Greenspring Valley Lodge #76 - Petitioners

AMENDED ORDER

WHEREAS, this matter came before the Deputy Zoning Commissioner as a Petition for Special Exception and a Petition for Zoning Variance for a proposed community building use on the subject property located in a B.L. zone; and,

WHEREAS, the relief requested was granted, subject to restrictions, by Order issued April 29, 1992;

WHEREAS, by letter dated May 7, 1992, Counsel for the Petitioners advised this Office that as a result of modifications made to the entrance to the property in accordance with State Highway Administration recommendations, the total number of parking spaces to be provided will be 13 in lieu of the 12 originally requested; and,

WHEREAS, Counsel for the Petitioners has requested an amendment to the Order issued April 29, 1992 to clarify that 13 parking spaces will be provided on the subject site, in accordance with the revised site plan received in the Zoning Commissioner's Office on May 1, 1992;

IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 15<sup>th</sup> day of May, 1992 that the Order issued April 29, 1992 be and the same is hereby AMENDED as follows: that a variance from Section 409.6.A.2 to permit 13 parking spaces in lieu of the required 27, in

accordance with the revised site plan dated April 27, 1992, be and is hereby GRANTED; and

IT IS FURTHER ORDERED that all other terms and conditions of the Order issued April 29, 1992 shall remain in full force and effect.

TMK:bjs

cc: Sidney Schlachman, Esquire  
207 E. Redwood Street, 9th Floor, Baltimore, Md. 21202

People's Counsel

File

TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

RE: PETITIONS FOR SPECIAL EXCEPTION AND ZONING VARIANCE - NW/8 of Harford Road, 70' NE of the c/l of Grendon Avenue (9004 Harford Road) 9th Election District 6th Councilmanic District  
cc: DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY  
Case No. 92-354-XA  
Fraternal Order of Police, Greenspring Valley Lodge #76 - Petitioners

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Special Exception in which the Petitioners request approval of a community building use in a B.L. zone, and a Petition for Zoning Variance requesting relief from the Baltimore County Zoning Regulations (B.C.Z.R.) as follows: from Section 409.4.B to permit driveway access to parking in lieu of an aisle; from Section 409.6.A.2 to permit 12 parking spaces in lieu of the required 27; and from Section 409.8.A.4 to permit a setback between a parking space to the street right-of-way of 8 feet in lieu of the required 10 feet, all as more particularly described on Petitioner's Exhibit 1.

Sidney Schlachman, Esquire, appeared and testified on behalf of the Petitioners. Several representatives of the Fraternal Order of Police, Lodge No. 76, appeared on behalf of the Petition but did not testify. There were no Protestants.

Testimony indicated that the subject property, known as 9004 Harford Road, consists of a gross area of 0.338 acres zoned B.L. and is improved with a one-story office building. Petitioners purchased the subject property in February, 1992 with the intention of using the property as a community building. The proffered testimony indicated that the

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Date 4/29/92  
By [Signature]

Petitioners intend to have a business office on the premises and hold their regular monthly meetings in the building. Testimony indicated that the building would be used for Fraternal Order of Police functions only and that the building would not be rented out to the public. Testimony indicated that a maximum of 30 to 40 people would be using the facility on any given occasion and that additional parking is available behind the adjoining building, if needed. Testimony indicated that the relief requested is necessary due to the size of the property and the location of existing improvements thereon. In support of their request, Petitioners introduced a letter from the adjoining property owners indicating they have no objections to the Petitioners' use of their property for overflow parking. Testimony and evidence presented indicate that the use of the property as proposed meets the special exception requirements set forth in Section 502.1 of the B.C.Z.R. and that the relief requested will not result in any detriment to the health, safety and general welfare of the surrounding community.

It is clear that the B.C.Z.R. permits the use proposed in a B.L. zone by special exception. It is equally clear that the proposed use would not be detrimental to the primary uses in the vicinity. Therefore, it must be determined if the conditions as delineated in Section 502.1 are satisfied.

The Petitioner had the burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and requirements set forth in Section 502.1 of the B.C.Z.R. The Petitioner has shown that the proposed use of the subject property as a community building would be conducted without real detriment to the neighborhood and would not adversely affect the public interest. The facts and circumstances

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Date 4/29/92  
By [Signature]

- 2 -

and do not show that the proposed use at the particular location described by Petitioner's Exhibit 1 would have any adverse impact above and beyond that inherently associated with such a special exception use, irrespective of its location within the zone. Schultz v. Pritts, 432 A.2d 1319 (1981).

The proposed use will not be detrimental to the health, safety, or general welfare of the locality, nor tend to create congestion in roads, streets, or alleys therein, nor be inconsistent with the purposes of the property's zoning classification, nor in any other way be inconsistent with the spirit and intent of the B.C.Z.R.

After reviewing all of the testimony and evidence presented, it appears that the special exception should be granted with certain restrictions as more fully described below.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variance is granted, such use, as proposed, will not be contrary to the spirit of the B.C.Z.R. and will not result in any injury to the public good.

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the land or structure which is the subject of this variance request and that the requirements from which the Petitioner seeks relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variance requested will not cause any injury to the public health, safety or general welfare. Further, the granting of the Petitioner's request is in strict harmony with the spirit and intent of the B.C.Z.P.

Pursuant to the advertisement, posting of the property, and public hearing on these Petitions held, and for the reasons given above, the relief requested in the special exception and variances should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 29<sup>th</sup> day of April, 1992 that the Petition for Special Exception requesting approval of a community building use in a B.L. zone, in accordance with Petitioner's Exhibit 3, be and is hereby GRANTED, subject to the restrictions set forth hereinafter; and,

IT IS FURTHER ORDERED that the Petition for Zoning Variance requesting relief from the Baltimore County Zoning Regulations (B.C.Z.R.) as follows: from Section 409.4.B to permit driveway access to parking in lieu of an aisle; from Section 409.6.A.2 to permit 12 parking spaces in

ORDER RECEIVED FOR FILING  
Date 4/29/92  
By [Signature]

- 4 -

lieu of the required 27; and from Section 409.8.A.4 to permit a setback between a parking space to the street right-of-way of 8 feet in lieu of the required 10 feet, in accordance with Petitioner's Exhibit 3, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
- 2) The special exception relief granted herein is limited to the Petitioners' use of the property as a community building for Fraternal Order of Police functions only. There shall be no public use of the subject building. In the event the subject property is sold, leased or transferred, the special exception granted herein shall be rescinded.
- 3) Prior to the issuance of any building or occupancy permits, Petitioners shall submit a revised site plan incorporating the recommendations made by the State Highway Administration as to access to the subject site. Specifically, all access to the subject property shall be from Grendon Avenue. The current entrance off of Harford Road shall be closed off in accordance with SHA recommendations.
- 4) All parking for the subject property shall be contained within the existing parking facilities on the premises and the rear of the adjoining property, known as 9008 Harford Road. No parking on adjoining residential streets shall be permitted.
- 5) When applying for any permits, the site plan and/or landscaping plan filed must reference this case, and set forth and address the restrictions of this Order.

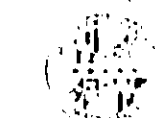
TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

ORDER RECEIVED FOR FILING  
Date 4/29/92  
By [Signature]

TMK:bjs

- 5 -

Baltimore County Government  
Zoning Commission  
Office of Planning and Zoning



Suite 113, Counthouse  
400 Washington Avenue  
Towson, MD 21204

April 29, 1992

(410) 887-4386

Sidney Schlachman, Esquire  
207 E. Redwood Street, 9th Floor  
Baltimore, Maryland 21202

RE: PETITIONS FOR SPECIAL EXCEPTION AND ZONING VARIANCE  
NW/8 Harford Road, 70' NE of the c/l of Grendon Avenue (9004 Harford Road)  
9th Election District - 6th Councilmanic District  
Fraternal Order of Police, Greenspring Valley, Lodge No. 76 - Petitioners  
Case No. 92-354-XA

Dear Mr. Schlachman:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Special Exception and Zoning Variance have been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 887-3391.

Very truly yours,

TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

cc: People's Counsel.

File

# Petition for Special Exception

to the Zoning Commissioner of Baltimore County

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve community building use in a "BL" zone.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Fraternal Order of Police

Contract Purchaser/Lessee:  
Legal Owner(s): Greenspring Valley #76, Inc.  
George Bruce Harrison, President

(Type or Print Name)  
Signature

Address

City and State

Attorney for Petitioner:  
Sidney Schlachman, ESQ.

(Type or Print Name)  
Signature

Address

Baltimore, MD 21202

City and State

Attorney's Telephone No. 685-2022

Address

City and State

Attorney's Telephone No. 685-2022

Address

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City and State

Attorney's Telephone No. 685-2022

Address



# Petition for Variance

to the Zoning Commissioner of Baltimore County

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve community building use in a "BL" zone.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Fraternal Order of Police  
Greenspring Valley #76, Inc.  
George Bruce Harrison, President

(Type or Print Name)  
Signature

Address

City and State

Attorney for Petitioner:  
Sidney Schlachman, ESQ.

(Type or Print Name)  
Signature

Address

Baltimore, MD 21202

City and State

Attorney's Telephone No. 685-2022

Address

City and State

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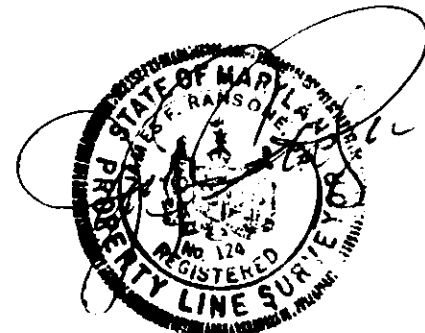
City and State

## ZONING DESCRIPTION

Beginning at a point on the West side of Harford Road which is 60' wide at the distance of seventy feet (70 ft.) north of the center-line of Grendon Avenue which is thirty-eight feet (38 ft.) wide. Thence the following courses and distances:

N 48° 19'40" W, 145.15 ft.  
S 33° 14'20" W, 53.23 ft.  
N 48° 04'40" W, 57.00 ft.  
N 41° 55'20" E, 91.93 ft.  
S 48° 19'40" E, 27.00 ft.  
N 41° 55'20" E, 11.53 ft. and  
S 48° 19'26" E, 157.75 ft.

to the place of beginning recorded in Liber E.H.K., JR. 51 Folio 42



## CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

District: \_\_\_\_\_ Date of Posting: \_\_\_\_\_

Posted for: \_\_\_\_\_

Petitioner: \_\_\_\_\_

Location of property: \_\_\_\_\_

Location of Sign: \_\_\_\_\_

Remarks: \_\_\_\_\_

Posted by: \_\_\_\_\_ Date of return: \_\_\_\_\_

Number of Signs: \_\_\_\_\_

## CERTIFICATE OF PUBLICATION

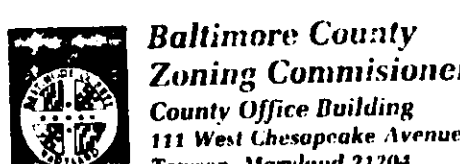
TOWSON, MD. 4-2, 1992

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 4-2, 1992

THE JEFFERSONIAN,

S. Zefel  
Publisher

\$44.73



Baltimore County  
Zoning Commissioner  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

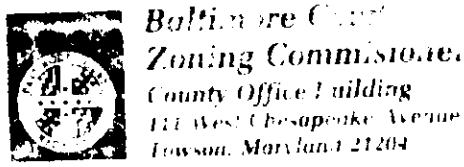
Account: R 001-6150  
Number

Date

92-354-XA

Please Make Check Payable To: Baltimore County \$350.00  
or (0103) 450-15-16-92

Cashier Validation



Baltimore County  
Zoning Commissioner  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

Account: R 001-6150  
Number

Date

92-354

Please Make Check Payable To: Baltimore County \$14.73  
or (0103) 450-15-16-92

Cashier Validation

Baltimore County Government  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

DATE: 4/16/92

Fraternal Order of Police Greenspring Valley #76, Inc.  
1045 Taylor Avenue  
Towson, Maryland 21204

RE:

Dear Petitioner(s):

Please be advised that \$114.73 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID. ALSO, THE ZONING SIGN & POST SET(S) MUST BE RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please forward your check via return mail to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 115, Towson, Maryland 21204. It should have your case number noted thereon and be made payable to Baltimore County, Maryland. In order to prevent delay of the issuance of proper credit and/or your order, immediate attention to this matter is suggested.

Arnold Janson  
DIRECTOR

cc: Sidney Schlachman, Esq.

Baltimore County Government  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

MARCH 27, 1992

## NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 115, Baltimore County Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 92-354-XA  
M/S Harford Road, 70' NE of c/l Grendon Avenue  
9004 Harford Road  
9th Election District - 6th Councilmanic  
Petitioner(s): Fraternal Order of Police Greenspring Valley #76, Inc.  
HEARING: FRIDAY, APRIL 24, 1992 at 9:00 a.m.

Special Exception to approve a community building.  
Variance to permit driveway access to parking in lieu of an aisle; 12 parking spaces in lieu of 27; and an 8 foot parking space to street right-of-way setback in lieu of 10 feet.

Lawrence E. Schmidt  
Lawrence E. Schmidt

Zoning Commissioner of  
Baltimore County

cc: Fraternal Order of Police Greenspring Valley #76, Inc.  
Sidney Schlachman, Esq.

NOTE: HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.

Baltimore County Government  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

April 14, 1992

Sidney Schlachman, Esquire  
207 E. Redwood Street, 9th Flr  
Baltimore, MD 21202

RE: Item No. 362, Case No. 92-354-XA  
Petitioner: George B. Harrison, et al  
Petition for Special Exception

Dear Mr. Schlachman:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.



100 West Chesapeake Avenue  
Towson, MD 21204

(410) 867-3353

Baltimore County Government  
Office of Zoning Administration  
and Development Management  
Department of Planning & Zoning



Your petition has been received and accepted for filing this  
17th day of March, 1992.

*Arnold Jablon*  
ARNOLD JABLON  
DIRECTOR

Received By:

*W. Carl Richards Jr.*  
Chairman,  
Zoning Plans Advisory Committee

Petitioner: George B. Harrison, et al  
Petitioner's Attorney: Sidney Schlachman



O. James Lighthizer  
Secretary  
Hal Kassoff  
Administrator

April 1, 1992

Mr. Arnold Jablon, Director  
Zoning Administration and  
Development Management  
County Office Building  
Towson, Maryland 21204

Re: Baltimore County  
Zoning Meeting of  
March 30, 1992  
Item #362  
Fraternal Order of Police  
Harford Road (MD 147)  
70' N/E of Grendon Avenue

Attn: Ms. Julie Winiarski

Dear Mr. Jablon:

This office has reviewed the site plan for the referenced  
property, which we received on March 26th, and offer the  
following comments:

- The existing entrance for this property must be  
reconstructed to meet MSHA standards.
- An access permit must be issued for the entrance prior to  
the issuance of any building or occupancy permits by  
Baltimore County.

If you have any questions concerning this information,  
please contact Peggy Blank of this office at 333-1350.

Very truly yours,

*John Contestabile*  
John Contestabile, Chief  
Engineering Access Permits  
Division

PB:maw

cc: Mr. Robert J. Bayer

ZONING

My telephone number is 301-333-1350 (Fax# 333-1041)  
Teletypewriter for Impaired Hearing or Speech  
393-7555 Baltimore Metro - 563-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free  
707 North Calvert St., Baltimore, Maryland 21203-0717

DEPARTMENT OF ENGINEERING  
DEPARTMENT OF PUBLIC WORKS  
BALTIMORE COUNTY, MARYLAND

April 1, 1992

Mr. Arnold Jablon, Director  
Office of Planning and Zoning  
and Development Management

FROM: Robert J. Famella

TO: Mr. Arnold Jablon

DATE: March 30, 1992

ITEM NUMBER: 362

Lack of adequate parking will impact parking on adjacent properties  
and/or roadways.

*Robert J. Famella*  
Robert J. Famella  
Traffic Engineer II

RJF/1vd

Baltimore County Government  
Fire Department

APRIL 2, 1992

(410) 887-4500

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204

RE: Property Owner: FRATERNAL ORDER OF POLICE GREENSPRING

Location: #9004 HARFORD ROAD

Item No.: 362(MJK) Zoning Agenda: MARCH 30, 1992

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by  
this Bureau and the comments below are applicable and required to be  
corrected or incorporated into the final plans for the property.

5. The buildings and structures existing or proposed on the site  
shall comply with all applicable requirements of the National Fire  
Protection Association Standard No. 101 "Life Safety Code", 1988  
edition prior to occupancy.

REVIEWER: *Robert J. Famella* Noted and  
Planning Group Approved  
Special Inspection Division Fire Prevention Bureau

JF/KEK

# BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: April 3, 1992  
Zoning Administration and Development Management  
FROM: Robert W. Bowling, P.E.  
RE: Zoning Advisory Committee Meeting  
for March 30, 1992

The Developers Engineering Division has reviewed  
the subject zoning items and we have no comments for  
Items 363, 366, 367, 368, 369, 370, 371, 372, 374,  
376, 377, 378, 379, 380, 381 and 382.

For Item 362, the parking space that is shown in the  
Grendon Avenue widening should not be counted in the  
variance request.

For Items 373 and 375, we think that these sites are  
subject to Division II of the Development Regulations.

*Robert W. Bowling*  
ROBERT W. BOWLING, P.E., Chief  
Developers Engineering Division

RWB:DAX:e

# BALTIMORE COUNTY, MARYLAND DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT INTER-OFFICE CORRESPONDENCE

April 15, 1992

TO: Arnold Jablon, Director  
Zoning Administration and Development Management  
FROM: DIVISION OF GROUND WATER MANAGEMENT  
SUBJECT: Zoning Comments

The agenda for the zoning advisory committee meeting of March 30, 1992  
has been reviewed by the Department of the Environmental Protection and  
Resource Management staff.

There is no comment for the following item numbers:

362  
363  
366  
367  
368  
369  
376  
378  
379  
380  
381

SSF:rmp

NO CMNT/GWRMP

RECEIVED  
APR 21 1992

ZONING OFFICE

BALTIMORE COUNTY, MARYLAND  
OFFICE OF PLANNING AND ZONING  
New Courts Bldg - 401 Bosley Avenue, Towson, MD 21204

## MEMORANDUM

TO: Arnold Jablon, Director - Zoning Administration & Development Management  
FROM: Office of Planning and Zoning  
DATE: April 14, 1992  
SUBJECT: 9004 Harford Road

INFORMATION:  
Item Number: 362  
Petitioner: Fraternal Order of Police  
Greenspring Valley #76, Inc.  
Property Size: 14,705 sq. ft. 0.33 acres  
Zoning: BL  
Requested Action: Special Exception for a community building in a BL zone

Hearing Date: / /

## SUMMARY OF RECOMMENDATIONS:

The Office of Planning and Zoning recommends APPROVAL of the petitioners re-  
quest for a parking variance and special exception for a community building in a  
B.L. zone.

However, we have concerns regarding the number of offstreet parking spaces being  
provided on site. If the hours of operation for the community building coincides  
with the adjoining offices then overflow parking will affect the adjacent residen-  
tial neighborhood. But if scheduled activities occur after hours of operation  
for the adjoining offices then the parking spaces can be utilized. The petition  
must demonstrate that sufficient on-site parking can be accommodated without  
encroaching on the residential neighborhood.

362.ZAC/ZAC1

## ZAC COMMENTS

While our office is not opposed to the Petitioner's request, the following condi-  
tions should be attached to ensure the use remains compatible with the predomi-  
nantly agricultural land use.

- The total number of horses at this facility should be documented and noted  
on the plat.
- Upon reasonable notification, representatives of the Zoning enforcement  
office shall be provided access to both the property and any records regard-  
ing the number of horses kept on the premises.

If there should be any further questions or if this office can provide addi-  
tional information, please contact Francis Morsey in the Office of Planning at  
887-3211.

Prepared by: \_\_\_\_\_

Division Chief: \_\_\_\_\_

377.ZAC/ZAC1

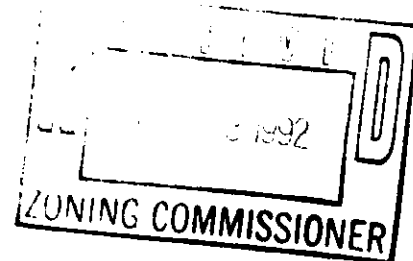
LAW OFFICES  
SCHLACHMAN, BELSKY & WEINER, P.A.

207 E. Redwood Street  
Baltimore, Maryland 21202  
Telephone: (410) 685-2022  
Telex: 410-783-4771

NOTICE OF LAWYERS  
OFFICE OF THE ZONING COMMISSIONER  
Baltimore, Maryland 21202  
Telephone: (410) 685-2022  
Telex: 410-783-4771

May 2, 1992

Timothy M. Kotroco, Deputy  
Zoning Commissioner for  
Baltimore City  
Suite 117  
Cantonment  
400 Washington Avenue  
Towson, MD 21204



RE: Our File No. 970004  
Petition for Special Exception and Zoning  
Variance  
100 S. Harford Road, 70' NE of the E 1 of  
Greenland Avenue  
(9004 Harford Road)  
4th Election District - 6th Councilmanic District  
Fraternal Order of Police, Greenspring Valley,  
Inc. No. 76 - Petitioners  
Case No. 1 - 92-354-XA

Dear Mr. Kotroco:

I am in receipt of your letter dated April 29, 1992 in reference to the  
above-captioned matter, together with your "Findings of Fact and  
Conclusions of Law".

I want to bring to your attention that at the time of the hearing, I  
advised you that it was the intention of my client, Fraternal Order of  
Police, Greenspring Valley Lodge No. 76, to close the front entrance and  
therefore, have room for 12 vehicles instead of 17. At the present time,  
as we are in the process of obtaining a permit to close off the front  
entrance. An amended plan, I understand, has been submitted to you.  
Therefore, I would appreciate it if you would amend your order stating

Timothy M. Kotroco, Deputy  
Zoning Commissioner for  
Baltimore City  
Suite 117  
May 2, 1992

that when the front entrance has been closed off, permission should be  
granted to park 12 vehicles instead of 17.

Thanking you for your cooperation, I remain,

Very truly yours,

SIDNEY SCHLACHMAN

SS:ml

cc: Mr. Bruce Harrison  
Mr. Frank Bulczyk

robert j. bayer  
& associates, p.a.  
architects, aia

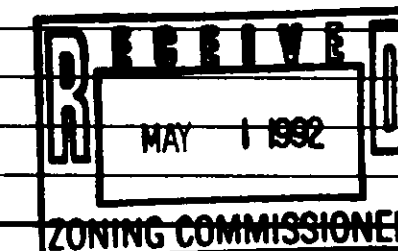
p.o. box 85: phoenix, md. 21131: 666-9200

TO: MR. TIMOTHY M. KOTROCO  
BALTO. COUNTY OFFICE  
BIDG. 111 WEST CHES. AVE.  
TOWSON, MD. 21204

GENTLEMEN:

WE ARE SENDING YOU ☐ Attached ☐ Under separate cover via \_\_\_\_\_ the following items:  
☐ Shop drawings ☒ Prints ☐ Plans ☐ Samples ☐ Specifications  
☐ Copy of letter ☐ Change order ☐

COPIES	DATE	NO.	DESCRIPTION
2	3/10/92	REVISED	4/27/92

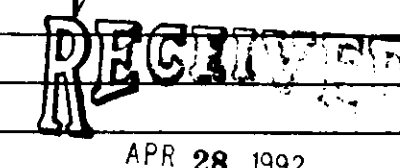


THESE ARE TRANSMITTED as checked below:

☐ For approval ☐ Approved as submitted ☐ Resubmit \_\_\_\_\_ copies for approval  
☒ For your use ☐ Approved as noted ☐ Submit \_\_\_\_\_ copies for distribution  
☒ As requested ☐ Returned for corrections ☐ Return \_\_\_\_\_ corrected prints  
☐ For review and comment ☐  
☐ FOR BIDS DUE \_\_\_\_\_ 19 \_\_\_\_\_ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS

REVISED PLATS AS PER YOUR  
REQUEST.



THANK YOU.

ZONING OFFICE

COPY TO: SIDNEY SCHLACHMAN &  
FOP #76

SIGNED: Robert J. Bayer

If enclosures are not so noted, kindly notify us at once.

Ronald A. and Carolyn J. Sautter  
9008 Harford Road  
Baltimore, Maryland 21234-1012

March 09, 1992

To Whom It May Concern:

I am of the understanding that the F.O.P. Lodge #76  
has bought the building located at 9008 Harford Road. They  
have asked permission to use the parking lot in the rear of  
9008 Harford Road for some of their overflow parking. As  
the owner of said building, I hereby grant permission for  
F.O.P. Lodge #76 to use the parking spaces in the rear of my  
building, when it is available.

If you need to contact me, I can be reached at 661-0903.

Sincerely,

Ronald A. Sautter

Ronald A. Sautter

RS/is

Carolyn J. Sautter

PETITIONER'S  
EXHIBIT 1

REF: FEE SIMPLE - INDIVIDUAL GRANTOR - LONG FORM

This Deed, MADE THIS 19 day of February

in the year one thousand nine hundred and ninety-two by and between  
HARFORD ROAD PARTNERSHIP, a general partnership

of Baltimore County, State of Maryland of the first part and  
FRATERNAL ORDER OF POLICE, GREENSPRING VALLEY #76, INC., a body corporate of the  
State of Maryland

of the second part.

WITNESSETH, That in consideration of the sum of Two Hundred Fifteen Thousand Dollars  
(\$215,000.00)

the said party of the first part

does grant and convey to the said party of the second part, its

persons, representatives, successors and assigns, in fee simple, all  
that lot of ground situate in State of Maryland, Baltimore County  
and described as follows, that is to say:

BEING KNOWN AND DESIGNATED as Lot A as shown on Plat entitled "Subdivision Plan of  
9004-9008 Harford Road" which Plat is recorded among the Land Records of Baltimore  
County in Liber ERK, Jr. No. 51, folio 42. The improvements thereon being known as  
9004 Harford Road.

BEING the same lot of ground which by Deed dated July 11, 1985 and recorded among the  
Land Records of Baltimore County in Liber 6961 folio 19 was granted and conveyed by  
Milton Bates and Gunther Wertheimer to Harford Road Partnership.

PETITIONER'S  
EXHIBIT 2

TOGETHER with the buildings thereupon, and the rights, alleys, ways, waters, privileges,  
appurtenances and advantages thereto belonging, or in anywise appertaining.

To HAVE AND TO HOLD the said described lot of ground and premises to the said  
party of the second part, its

successors  
and assigns, in fee simple.

And the said party of the first part hereby covenants that it has not done or  
suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed;  
that it will warrant specially the property hereby granted; and that it will execute  
such further assurances of the same as may be requisite.

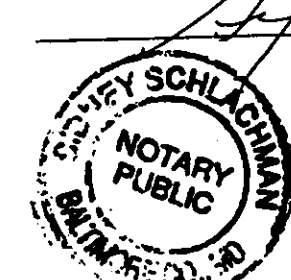
Witness the hand and seal of said grantor  
HARFORD ROAD PARTNERSHIP, A General  
Partnership  
BY: Stanley Rockman (SEAL)  
Partner

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:  
I HEREBY CERTIFY, That on this 19 day of February  
in the year one thousand nine hundred and ninety-two, before me,  
the subscriber, a Notary Public of the State aforesaid, personally appeared

Stanley Rockman, Partner in Harford Road Partnership, a general partnership  
known to me (or satisfactorily proven) to be the person whose name is subscribed to  
the within instrument, and acknowledged the foregoing Deed to be his act, as partner in Harford Road  
Partnership, a general partnership, and in my presence signed and sealed the same.

In Witness Whereof, I hereunto set my hand and official seal.

My Commission expires: July 20, 1994



This is to certify that the within instrument has been prepared (i) by or under the supervision of the  
undersigned Maryland attorney, or (ii) by a party to this instrument.

(Signature of attorney admitted to practice in Maryland if  
the instrument has been prepared by or under the super-  
vision of such attorney, or signature of a party to the  
instrument if such party has prepared the instrument)

DEED

FILED

HARFORD ROAD PARTNERSHIP, A General  
Partnership

TO

FRATERNAL ORDER OF POLICE, GREENSPRING  
VALLEY #76, INC., A Body Corporate

Block No. \_\_\_\_\_

Received for Record, \_\_\_\_\_ 19 \_\_\_\_\_

at \_\_\_\_\_ o'clock \_\_\_\_\_ M. Same day recorded

in Liber \_\_\_\_\_ No. \_\_\_\_\_ Folio \_\_\_\_\_ &c.,

one of the Land Records of \_\_\_\_\_

\_\_\_\_\_ and examined per

\_\_\_\_\_ Clerk.

Cost of Record, \$ \_\_\_\_\_

SIDNEY SCHLACHMAN, ESQUIRE  
207 E. Redwood Street, 9th Floor  
Baltimore, Maryland 21202  
(410) 685-2022

THE BALTIMORE COUNTY RECORD CO. BALTIMORE, MD. 21202





